



GREENE
170 Debbie Dr, Athens, NY 12015

<https://gristmillrealestate.com>

\$475,000

Multiple offer situation, Highest and Best due by Wednesday, 4/13 @ 12:00pm This beautiful cape the current owner affectionally calls Rose & Reed's Retreat offers the perfect escape from the everyday. This 3-bedroom, 2-bathroom property is located on a corner lot in the sought after Sleep Hollow Lake community and features a large living room with natural light, a huge master bedroom, an oversized deck with a private hot tub, and a fire pit. The community provides two swimming pools, a lakefront swimming beach, tennis courts, pickleball courts, playgrounds, basketball courts, volleyball courts, and a community that hosts events throughout the year. The current owner uses it as a 2nd home and as an Airbnb that averaged \$88,000 in revenue per year in the last 2 years. Move here permanently, as a vacation home or as a revenue generator, you will not be disappointed.

MLS ID: 20240321

Status Category: Active

Zone: R2

Year built: 2007

Bedrooms: Three

Living Room Level: 1

Kitchen Level: 1

Bedroom 1 Level: 1

Bedroom 3 Level: 2

Amenities: Club House, Common Pool, Hot Tub, Rec Room, Tennis Court, Park, Playground

Date added: Added 8 months ago

Listing Category: Residential

Area, sq ft: 1560 sq ft

Acreage: 0.28

Age: 11-20

Full Baths: Two

Dining Room Level: 1

Family Room Level: 1

Bedroom 2 Level: 1

SqFt 1st: 1560

Status: [2](#)

INTERIOR FEATURES

Appliances: Range, Refrigerator

Additional Interior Features: Insulated Doors, Insulated Windows, 9 Ft. Ceilings

Flooring: Hardwood

UTILITIES

Water: Community

Utility Level: 1

Sewer: Community

EXTERIOR FEATURES

Driveway: Blacktop

Style: Cape

Roof: Asph Shingle

Additional Exterior Features: Hot Tub

Lot: 6

Style: Cape

Siding: Vinyl

Water Features: Water Access

Lot Dimensions: .28

LOCATION DETAILS

Area/Town: Greene

County: Greene County

School District: Coxsackie - Athens Central Schoo

Directions: I-87 North To Exit 21, Left Onto Main St, Merge Onto 23 East, Left Onto Spring St, Left Onto Sleepy Hollow Rd, Right Onto Debbie Drive. House Is On The Corner Of Debbie Drive And Sleepy Hollow Rd.

LISTED BY

Office Name: Four Seasons Sotheby's Int.

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